



1 Fairbank

ShIPLEY, BD18 2EW

Offers Around £115,000 Freehold





This attractive stone-built end terrace home offers deceptively spacious and well-presented two-bedroom accommodation arranged over two floors, complemented by a useful large cellars. With the advantage of no onward chain, the property also benefits from double glazing, central heating, high ceilings throughout and a low-maintenance front garden. This is an ideal opportunity for first-time buyers looking to take their first step onto the property ladder, or for investors seeking a worthwhile addition to their portfolio.

Location

The property is positioned at the end of Fairbank where it meets Crag Road. This sought-after location has excellent transport links into both Shipley or Bradford, with Shipley Railway Station being less than a mile away, and good local schools.

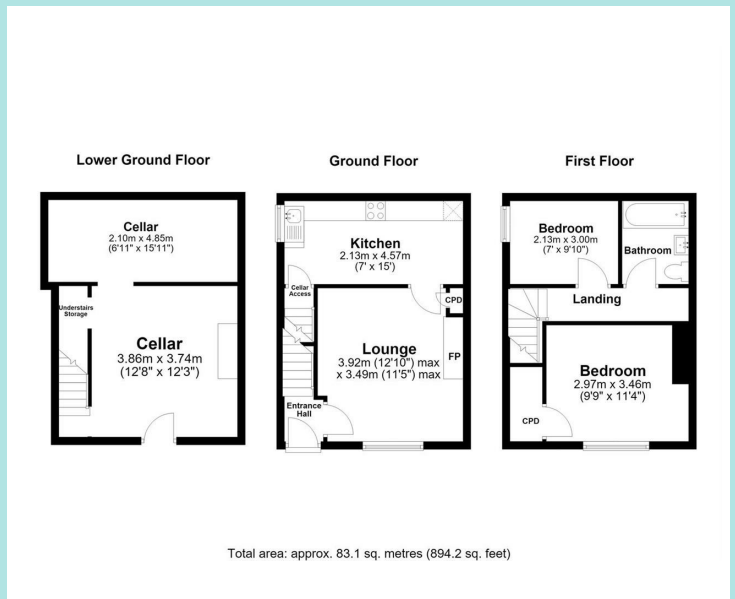
Accommodation

A uPVC door with light panel above opens into the entrance hallway with staircase rising to the first floor. The good size lounge enjoys the front facing window and an original fitted cupboard to one alcove providing useful storage. At the rear, the kitchen enjoys a good range of base, wall and drawer units with tiled splashbacks and contrasting worksurfaces which incorporate a stainless steel sink with drainer and mixed tap over. Integrated appliances include a four ring gas hob with extractor hood above, and electric oven. With plumbing for a washing machine and space for free-standing fridge freezer. There is a side facing window allowing natural light and space for a small table and chairs.

A door from the kitchen gives access to the large cellars which provide excellent storage and feature an original range set within the fireplace. An external door to the front elevation gives access out to the front garden.

On the first floor, the landing corridor gives access to the bedrooms and the house bathroom. Set to the front, the principal bedroom is a good size double with a walk-in cupboard over the bulkhead of the stairs. The second bedroom is set to the rear with a side facing window for natural light and is currently used as a dressing room with fitted storage providing hanging rail and shelf above. Completing the accommodation the bathroom enjoys a modern white suite comprising of bath with shower over and folding glass shower screen, wash hand basin set within a vanity unit and low flush WC. With tiled walls, extractor fan and fitted mirror/shelving unit.

Externally, the low maintenance front garden is both paved and concrete with stone wall boundaries. An area of decking opens up to provide excess to the cellar entrance and doubles as a seating area.



Council tax band: A
 EPC rating: C
 Ground rent: N/A
 Service charge: N/A

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